

BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



COUNTY OF SAN DIEGO BONSALL COMMUNITY SPONSOR GROUP

REGULAR MEETING MINUTES

TUESDAY, APRIL 6, 2010

Bonsall Community Center

31505 Old River Road

Bonsall, CA 92003

1. Administrative Items

- A. Roll:
PRESENT: Morgan, Davis, Lintner, Mallett, Rosier
ABSENT: Norris; One vacancy
- B. Corrections to Agenda:
▪ None
- C. Approval of meeting minutes:
▪ Approval of the minutes for the meeting of April 5, 2010 was approved by the members present with the following change: Change the last sentence under public communication to end with ...the potential to cause many more people to travel through the community causing negative impacts such as pollution. Motion by Davis; second by Lintner. 5 Yeas.
- D. Public Communication:
None
- E. Reports:
▪ San Luis Rey Watershed Council: The Pala Band of Mission Indians will be holding public workshops to address issues of concern about the Pala Raceway.
▪ SANDAG : This agency is creating a regional bicycle plan and a 2050 transportation plan.
▪ LAFCO: There is a new LAFCO type agency being formed called the Coalition of California LAFCOs. The group is currently establishing by-laws.
▪ Fire Information: San Diego County's consolidated Fire Code has been certified by the State of California. County staff will now review projects instead of local fire districts. Some believe that this is a result of the local Fire District not approving the Merriam Mountains project

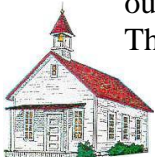
ACTION ITEMS

2. General Plan/Community Plan Update initial draft Zoning Consistency Review

The County has requested **reconsideration of zoning** and amending Section 3 in minutes of March 2, 2010. Following is the BCSG decision at the last meeting.

- A. Review property adjacent to I-15 Corridor with density of 1 dwelling unit per 10 acres. County staff recommendation from last month's meeting was to change from 1 dwelling unit per 10 acres to 1 dwelling unit per 4 acres. The BCSG unanimously decided to keep 1 dwelling unit per 10 acres.

The County is requesting the BCSG to consider changing zoning to reflect current existing build-out in specific areas. Individual parcels cannot have the zoning changes but an area on the map can. The General Plan category overrides parcels.



<http://www.bcsbg.org>



BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



A motion was made by Davis and seconded by Lintner that the zoning for existing lot sizes in properties adjacent to I-15 be changed from 1 dwelling unit (du) per 10 acres to 1 du per 4 acres. Letter to County will be written by chair. passed 5-0.

Edits on Community Plan

A noise element will be added to Community Plans.

A wireless policy will be included in the telecommunications section of community plans.

Currently Bonsall population is 9,870 people with 3,800 homes. If the General Plan is built out Bonsall is projected to have a population of 15,965 people.

3. PLANNING AND LAND USE

A. Moody Creek Farms P79-134

This project is located at Camino Del Rey and Via Marina Elena. The developer is requesting a new Major Use Permit in order to consolidate parcels and construction on these parcels under one MUP. Motion by Lintner to approve project; second by Rosier; passed 5-0

B. Wild Tentative Parcel Map TPM21170

The planning group requests the following items for this project:

1. Steepness of acreage is of concern – 29% slopes on all parcels. Please submit fire department approval letter to assure emergency vehicles can access new homes.
2. What is the alternative fire exit road?
3. Are pads on ridgelines?
4. Which parcel on new parcel map contains existing cellular facility?
5. Please submit larger plot plans preferably one plot plan per parcel due to the lot sizes.

Motion by Davis to continue due to lack of information and lack of proponent to attend meeting to provide information and answer questions; second by Lintner; passed 5-0.

C. Golf Green Estates TM5498 – Replacement Map 3

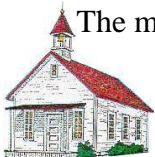
This project now proposes 94 units. It surrounds Bonsall Elementary school allowing no expansion opportunities for the school. There is concern about water being available for this project. Some members of the BCSG would like the roads to be private and gated. This new map reflects a redesign of some parcels where side yards and rear yards met. Some lots are now larger to address this concern.

In the western section of the neighborhood one lot has been removed and there are now two cul-de-sacs basically cutting off the northern section from the southern section for both vehicle and pedestrian traffic. It was suggested that a walking path and tot-lot be incorporated to allow the neighborhood residents to get from the northern to southern sections through the project instead of having to walk on Old River Road.

Motion by Davis to continue for design review; second by Lintner; passed 5-0.

ADJOURNMENT

The meeting was adjourned at 8:45 PM.



<http://www.bcsbg.org>

